

**MINUTES
CITY OF ST. CHARLES
HISTORIC PRESERVATION COMMISSION
WEDNESDAY, APRIL 3, 2019
COMMITTEE ROOM**

Members Present: Malay, Mann, Smunt, Norris, Kessler, Krahenbuhl, Pretz

Members Absent: None

Also Present: Russell Colby, Community Development Division Manager
Rachel Hitzemann, Planner

1. Call to order

Chairman Norris called the meeting to order at 7:00 p.m.

2. Roll call

Ms. Hitzemann called roll with six members present. Dr. Smunt arrived at 7:01 p.m. There was a quorum.

3. Approval of Agenda

The following item was added to the agenda.

5a. Moss Funeral Home

4. Presentation of minutes of the March 20th, 2019 meeting

There were not enough votes for this item. It will remain on the agenda for the next meeting.

5. Preliminary Reviews – Open forum for questions or presentation of preliminary concepts to the Commission for feedback

a. Moss Funeral Home

Brian Moss, owner of Moss Funeral Home, is seeking to do a complete exterior renovation that includes changing some of the architectural details. He said the property has numerous additions, but they do not flow together.

Mr. Moss shared pictures of the property and said some of the renovation plans include doing masonry work and repainting the brick; replacing the rotting wood on the pillars; restoring some of the windows; removing the vinyl siding; and adding signage.

Dr. Smunt said the main building was most likely done in the Colonial Revival style and the fundamental architecture of the chapel roofline is Greek revival. He suggested focusing on the Greek revival elements. Dr. Smunt said the building to the south is Craftsman. He said the two are not meant to be the same and he shouldn't try to match them.

Mr. Pretz said he is more sensitive to the architecture of the original portion of the structure and not the additions. Although he prefers to see a cohesive architectural look throughout the entire building, Mr. Pretz felt it may be difficult to accomplish that. Ms. Malay said to be careful with the siding styles. They may not want to carry the same elements between the buildings. Mr. Moss clarified that his plans do not include matching the architectural styles. He is just trying to color match the buildings.

6. Landmark Applications

None.

7. Certificate of Appropriateness (COA) applications

a. 402 N. 4th Ave.

The Commission discussed preliminary plans at a previous meeting. The applicant reviewed the adjustments he made based on feedback from that meeting. Dr. Smunt suggesting adding another 6 inches of frieze board to give the roof line better definition. He felt the gables were overpowered by shingles. Mr. Kessler shared some pictures showing proportionate corner boards and frieze boards against the gable.

A motion was made by Dr. Smunt and seconded by Mr. Pretz with a unanimous voice vote to approve the COA with the addition of a pediment decoration in the gable of the roof per the picture sent to City Staff.

8. Grant Applications

None.

9. Other Commission Business

a. Pottawatomie Tour Discussion

Staff distributed an updated tour booklet and information sheet. The invitation for the tour will be sent out in the upcoming week. An update on the responses will be provided at the next meeting.

10. Additional Business and Observations from Commissioners or Staff

a. Comprehensive Plan Update: Downtown-North of Main St. Open House, Wed. April 24th, 6-8 p.m.

Mr. Colby said the City is holding an open house in connection with its Comprehensive Plan update. The City is updating the long range plan for the properties North of Main Street and South of the railroad bridge in the area that could be impacted by the Active River Project. It also involves the police station property that will be available for use once they move out of that site. Mr. Colby encouraged the Commissioners to participate. There will be a discussion at a future meeting to determine the Commission's interest in preservation of certain buildings in this area.

11. Meeting Announcements: Historic Preservation Commission meeting Wednesday, April 17, 2019 at 7:00 P.M. in the Committee Room.

12. Public Comment

None.

13. Adjournment

With no further business to discuss, the meeting adjourned at 8:01 p.m.